071.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,300 / 666,300
					USE VALUE:	666,300 / 666,300
					ASSESSED:	666,300 / 666,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORRISON BRUCE W--ETAL
Owner 2:	DAVIDSON GWEN B
Owner 3:	
Street 1:	46 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,463 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Aluminum Exterior and 1398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8463.000	194,600		471,700	666,300
Total Card	0.194	194,600		471,700	666,300
Total Parcel	0.194	194,600		471,700	666,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.61 | /Parcel: 476.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 45061

GIS Ref

GIS Ref

Insp Date 11/03/18

!6024!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,600	0	8,463.	471,700	666,300	666,300	Year End Roll	12/18/2019
2019	101	FV	181,800	0	8,463.	471,700	653,500	653,500	Year End Roll	1/3/2019
2018	101	FV	181,800	0	8,463.	404,300	586,100	586,100	Year End Roll	12/20/2017
2017	101	FV	181,800	0	8,463.	377,400	559,200	559,200	Year End Roll	1/3/2017
2016	101	FV	181,800	0	8,463.	323,500	505,300	505,300	Year End	1/4/2016
2015	101	FV	180,900	0	8,463.	289,800	470,700	470,700	Year End Roll	12/11/2014
2014	101	FV	180,900	0	8,463.	268,200	449,100	449,100	Year End Roll	12/16/2013
2013	101	FV	180,900	0	8,463.	255,700	436,600	436,600		12/13/2012

PRINT

Date	Time
12/10/20	20:50:27

LAST REV

Date	Time
10/10/19	10:20:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1020-195		10/1/1986		208,000	No	No		Y

USER DEFINED

Prior Id # 1:	45061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2008	693	Re-Roof	6,800			G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2018	Inspected	BS	Barbara S
10/22/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Meas/Inspect	197	PATRIOT
11/9/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8463		Sq. Ft.	Site		0	70.	0.80	4									471,724						471,700	

Total AC/HA: 0.19428 | Total SF/SM: 8463 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 471,724 | Spl Credit | Total: 471,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	19 - Texture 111	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98485106
Adj $ / SQ:	126.307
Other Features:	61241
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282071
Depreciation:	87442
Depreciated Total:	194629

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

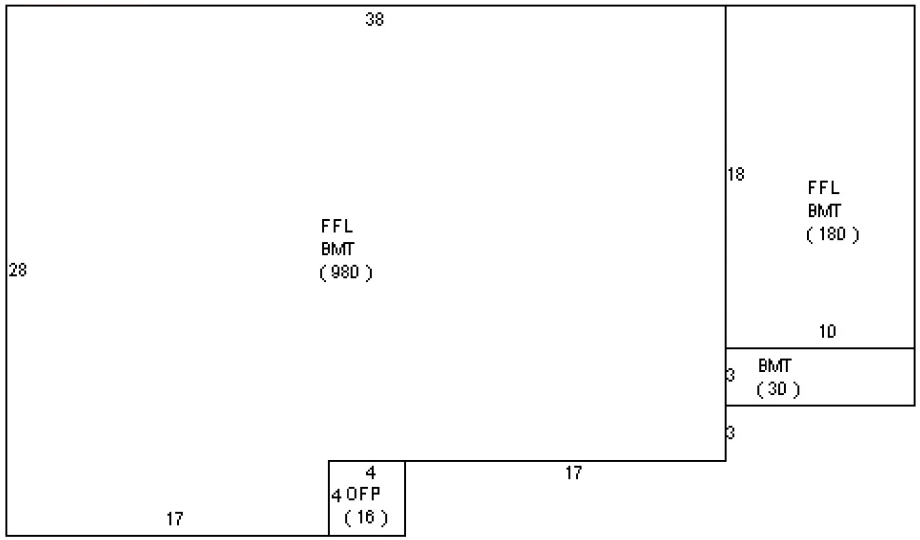
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	138.94
Special Features:	0	Val/Su Net:	82.25
Final Total:	194600	Val/Su SzAd	167.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,190	40.320	47,978
FFL	First Floor	1,160	126.310	146,516
OFP	Open Porch	16	43.330	693

Net Sketched Area: 2,366 | Total: 195,187

Size Ad 1160 | Gross Are 2366 | FinArea 1398

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: